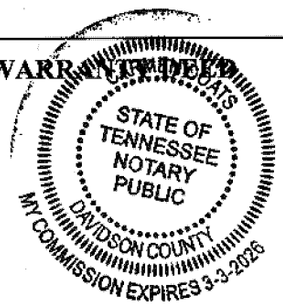
Karen Johnson Davidson County
Batch# 931116 DEEDWARR
10/18/2022 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20221018-0113727

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $675,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/14/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4288

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jin Yoshikawa and Yurina Ko	GD MORTGAGE LLC	061-16-0-183.00
4005 Kennedy Avenue	4215 WORTH AVE, STE 320	
Nashville, TN 37216	COLUMBUS, OH 43219	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LRW Holdings, LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jin Yoshikawa and Yurina Ko, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Northerly parts of Lot Nos. 49, 50, 51 and 52 of Block C on the Plan of Resubdivision of Sunnymeade, Unit 1, as of record in Book 974, Pages 56 and 57, Register's Office for said County and described according to a copy of a survey made by Z.T. Wilkinson, Surveyor, dated June 5, 1950, as follows:

Beginning at a point in the Westerly margin of Kennedy Avenue said point being 254.4 feet North of the intersection of Kennedy Avenue and Ardee Avenue, being the new Northwest corner of the property of T.W. Lunsford and wife, thence Westerly across said Lot and along Lundsford new Northerly line 195.8 feet to a point in the line between Lots 48, and Lot 49; thence Northerly along the line between said lots 60.9 feet to the Northwest corner of Lot 49; thence Easterly along the rear line of Lots 49, 50, 51 and 52 South 62 degrees 30 minutes East 103.4 feet to the Westerly margin of Kennedy Avenue; thence with said Avenue Southerly 71 feet to the point of beginning.

Being the same property conveyed to LRW Holdings, LLC, a Delaware limited liability company by Warranty deed from Terrell A. Broady, married of record in Instrument No. 20210416-0051530 Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on April 16, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4005 Kennedy Avenue Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on October 14, 2022.

LRW Holdings, LLC.

By: _____
Lawrence Wisniewski, Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Lawrence Wisniewski, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of LRW Holdings, LLC, the within named bargainor, a Delaware limited liability company, and that Lawrence Wisniewski, as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this October 14, 2022.

_____
Notary Public

My Commission Expires: 9/20/25

File #: 2022-4288

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027



Tennessee Certification of Electronic Document

I, Steven T. Mollis do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 18, 2022 (date of document).

Affiant Signature

October 18, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 18th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023